

WICHITA HISTORIC PRESERVATION BOARD MINUTES
14 AUGUST 2006
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.

The regular meeting of the Historic Preservation Board was held Monday, August 14, 2006 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present: Jim Guy
 Elena Ingle (in at 3:18)
 Lucio Arteaga
 Kim Edgington (in at 3:05)
 George Platt
 Roberta Johnson

Members Absent: Mim Hiesterman

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation Office
 Barbara Hammond, Planning Analyst, Historic Preservation Office

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

None.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$80,481.31
Revolving Loan Fund – Non-Residential	
Deferred Loan Fund – Residential	\$62,500.00

ITEM NO. 4 CORRESPONDENCE

None.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 10 JULY 2006 MEETING

Motion # 1 made by Johnson, 2nd by Guy to approve minutes of July 10,2006 as presented. Motion carried unanimously (4-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2006-00246) Environs, Bitting Historic District
 APPLICANT: City of Wichita Parks Department
 FOR: 847 W 10th Street, North Riverside Park

Applicant proposes to relocate Parents of Murdered Children memorial from the Riverwalk area to the park.

Upon recommendation from the City Law Department, staff had the Department of Parks and Recreation file an Environs Review application. In addition, a letter was received from Janet Miller, which was included in packets.

Kathy Morgan provided overview and explained that the appropriate Certificate of Appropriateness Environs Review Application has been filed.

Tim Martz spoke on behalf of the Park Department.

Speakers supporting: Corinne Radke – representing the Parents of Murdered Children, Mary Garrison-Citizen.

Speakers opposing: Rob McHenry, Phillip Houston –residents of Bitting Historic District.

Motion # 2 made by Edgington, 2nd by Johnson to approve the relocation of the Parents of Murdered Children monument from the Riverwalk area to this location at North Riverside Park and that the monument does not encroach, damage or destroy the environs of the Bitting Historic District, with the condition that the type of lighting will be modified to be more in-kind with the lighting that exists at Park Villa and that there will be no direct lighting on the north side of the monument or any lighting directed towards the north would be eliminated. In addition with stipulation that the cost in the change of

lighting modification will be at the expense of the City of Wichita. Motion carried (3-2-1). (Opposed: Ingle, Platt, Guy abstained).

2. **MAJOR:** (HPC2006-00178) Environs, Park Place/Fairview Historic District
 APPLICANT: Remigio Cruz
 FOR: 1601 N Waco

Applicant proposes to reconfigure the number of windows replacing with 36-1/5 by 62-1/2 one-over-one sash windows. Applicant requested to amend application to include changing of windows.

Motion # 3 made by Ingle, 2nd by Edgington to find that the replacement of windows does not encroach, damage or destroy the environs of the Park Place/Fairview Historic District with the following conditions:

1. The windows on the west elevation in the 2nd floor bedroom can be replaced with two windows on the west and one window on the north and south elevations;
2. The window in the east gable end may be replaced with a louvered vent;
3. The paired window on the north elevation can be changed to one window;
4. The kitchen windows on the south elevation can be changed to one window;
5. All windows are to retain the trim;
6. Window in bathroom can be enlarged, and.
7. All triple glazed windows are to be retained. Motion carried (4 - 1-1). Opposed: Johnson, Arteaga abstained.

ITEM NO. 7 CONSENT AGENDA

- A. Roof Repairs** – The hailstorm in April 2006 has significantly increased the number of re-roofing applications. For properties eligible for the State Historic Income Tax Credits, the owners were notified and given the appropriate applications to file for the credits.

HPC2006-185 through 209; 211 through 217; 219 through 222; 224 through 226; 229 through 238; 240 through 244; 248 through 259; 261 through 266; 268 through 280; 282 through 287; 289 through 297; 298 through 302; 304 through 311; 313 through 317; 319; and 321 through 323.

B. Signs

HPC2006-00267 change sign face in existing metal cabinet pole sign, environs
HPC2006-00281 sign face change on existing pole sign, environs
HPC2006-00319 install aluminum painted wall sign on metal building, environs
HPC2006-00321 change logo on existing sign face, environs

C. Other

HPC2006-00228 Replace rotted wood porch floor and damaged balusters with same, environs
HPC2006-00239 Install French tile drain system in interior basement, environs
HPC2006-00288 Build new detached garage roof pitch and siding to match house, environs
HPC2006-00297 Build new detached garage siding and roof pitch to match house, environs

Motion #4 made by Guy, 2nd by Edgington to approve the Consent Agenda Item(s) as presented. Motion carried unanimously (6-0).

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MAJOR:** (HPC2006-00223) Environs, Hillside Cottage
 APPLICANT: Marc and Charisse Bachrodt
 FOR: 300 S Clifton

Applicant proposed to construct a freestanding, screened enclosure with gabled roof using existing privacy fence for two of the four walls.

Motion # 5 made by Edgington, 2nd by Ingle to find that the proposed structure does not encroach, damage or destroy the environs of Hillside cottage with the condition that the design of the structure be compatible with the Craftsman architectural style of the house. Motion carried unanimously (6-0).

2. **MAJOR:** (HPC2006-00245) Environs, Belmont Arches
 APPLICANT: Ed Nelson Construction for Tom and Jill Docking
 FOR: 125 S Crestway

Applicant proposes to build 20 ft diameter gazebo with concrete floor, wood walls, and 30 yr heritage shingle roof.

Motion # 6 made by Arteaga, 2nd by Guy to find that the proposed structure does not encroach, damage or destroy the environs of the Belmont Arches. Motion carried unanimously (6-0).

3. **MAJOR:** (HPC2006-00247) Revolving Loan Application
 APPLICANT: Belmont Neighborhood Association
 FOR: Belmont Arches at Central and Douglas

Applicant requests funds to hire historic masonry consultant to prepare a conservation report and bid specifications for rehabilitation of arches. Consultant will also provide a two-day training seminar for the masonry consultant awarded the bid. Tax Credit project and Revolving Loan Application.

The CDBG memorandum of agreement states that "Historic Revolving Loans may be granted to private individuals and entities, including for-profit and non-for-profit organizations for the purpose of such activities (but not limited to) as hiring of qualified consultants to prepare structural engineering reports, condition assessments, bid specification documents and methods and approach training for contractors for specific projects, risk assessments, clearance reports and paint testing. The property must be listed in the Wichita Register of historic Places, Register of Historic Kansas Places and/or the National Register of Historic Places. A match may be required of the recipient for certain projects." The Belmont Neighborhood Association has agreed to pay 20% of the contract cost.

Motion # 7 made by Johnson, 2nd by Arteaga to approve the expenditure of \$9,944 as a minimum not to exceed \$10,000 with \$1,989 to be reimbursed to the fund by the Belmont Neighborhood Association and to obtain as a grant to hire US Heritage Group to provide the services stipulated in the Working Advisor Proposal date of July 17, 2006. Motion carried unanimously (6-0).

4. **MAJOR:** (HPC2006-00260) Environs, Park Place/Fairview Historic District
 APPLICANT: Johnson Olanya
 FOR: 1431 Otis Street

Applicant proposes to reside structure with cement fiberboard or vinyl.

Motion # 8 made by Edgington, 2nd by Johnson to find that the proposed project does not encroach, damage or destroy the environs of the Park Place/Fairview Historic District with the condition that the material be concrete fiber board and that the new siding profile match the original and the trim around windows and doors be retained and fascia on the porch and gable end and eaves to remain original. Motion carried unanimously (6-0).

5. **MAJOR:** (HPC2006-00318) Environs, Johnson Drug Store
 APPLICANT: Law-Kingdon for Hunter Health Clinic
 FOR: 2302 E Central and 538 N Spruce

Applicant proposes to demolish existing commercial building at 2302 E Central and residential structure at 538 N Spruce to build addition to health clinic and surface parking lot.

Motion # 9 made by Guy, 2nd by Edgington to find that the demolition of the gas service building, the garage building and the house does not encroach, damage or destroy the environs of the Johnson Drug Store. Motion carried unanimously (6-0).

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Historic Income Tax Credit seminar at downtown public library, August 17, 6:30 p.m.
2. Historic Preservation Fund Grant application
3. State Site Review, Saturday, August 26, Michigan Building presentation.
4. Violation of Friends University's site plan agreement for building footprint to not exceed the President's House.

ITEM NO. 10 ADJOURNMENT

Motion #10 was made by Edgington, 2nd by Guy to adjourn at 5:30 p.m.